

Az MediaOne Design LLC

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25 Grounds Drive - Sedona, AZ 86336

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CITY OF SEDONA
COMMUNITY DEVELOPMENT

To Senior Planner, Nick Gioello
Planning and Zoning Commission - City of Sedona
102 Roadrunner Drive - Sedona, AZ 86336

Project Information.

Proposed Thai Spices Restaurant at 1425 West Hwy 89A - Sedona, AZ 86336.
Parcel number 408 - 26 - 018B
Property Owner: Forest Lands LLC - address same as site

General Project Description of Preliminary Design Submittal

The proposed 2,188 sq ft building is set to become the new home of the "Thai Spices" Restaurant. The project will share a ± 0.78 acre site currently occupied by an auto mechanic shop which occupies approximately the rear third of the lot. Careful aesthetic site development and landscaping as well as a new parking layout make this a gracious addition to business area.

This single story building will have an elegant organic design with contemporary elements. Set with a low profile relative to the street, the buildings orientation will be on an angle to take advantage of a solar energy conscious construction and the existing panoramic views. The angle of the building will add character and an inviting flow tying together the adjacent businesses.

Site Design

Sensitivity to Natural Features

The site plan takes advantage of existing grades for a minimal impact to the site. The existing front portion of lot contains a natural retaining wall that steps up the street at the front property line, creating a natural intimate patio garden and seating area.

Arrangement of Spaces

The building itself is situated towards the front with parking along the side and back of the building. Angling the building on the site takes advantage of natural solar collection for both solar panels and natural Southern exposure to the upper clerestory windows to warm the building in the morning before the start of business. Angling the building on the lot also takes advantage of the panoramic views to the north and gives a more inviting dimension of the building itself from a street.

Viewshed Analysis

The building site itself has distant red rock views to the north, Landscaping will cover immediate low traffic views, while allowing the upper red rock views to come through. There is a building immediately west, which offers no views in that direction. To the east is the parking lot for The Olde Sedona Bar and Grill. To the south is the existing commercial building well covered by old growth trees.

Sensitivity to historic sites

There are no historic architectural buildings in the immediate area. The closest building immediately to the west has been remodeled in a contemporary style. In fact, the local areas trends in design for new projects have been contemporary style with a generous use of organic elements that tie design to a new natural classic look.

Site Drainage, Parking & Access

The Site Currently contains a storm drain following the far west property line. This storm drain will be replaced with a concrete culvert with drainage entry points along the way to accommodate runoff. An underground storage detention tank will be located under the row of parking spaces located immediately to south of the proposed building. The existing of paved driveway and parking shall remain as much as possible. An additional two rows of parking will be added immediately to the south of the building, which will contain one handicapped stall. The rest of the driveway and parking stalls will be gravel. Access from the highway will include a new de-cel lane into this property in the adjoining restaurants parking lot, alleviating traffic congestion.

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Building placement and orientation

As mentioned above the building is set at a 30 degree skew from true North. This feature accommodates a maximum solar gain through the upper clerestory windows that face the Southeast. This orientation also sets the low flat roof area, facing south, away from existing trees, to be used for solar water heating collection area. It also allows for the maximum views from the interior of the building through the wraparound windows located on the northeast and northwest facing walls. Building angle also repeats architectural interests visually from street and makes for a more inviting approach. This angle also creates an intimate landscaped patio seating area to the northeast with more street presence and sidewalk accessibility. The topography of the site will remain mostly unchanged.

Exterior Lighting

Outdoor lighting will be provided for safety purposes and cover primarily the parking areas and walkways.

Parking area lighting elements will consist of 12' high 6" s.f. bronzed poles which will support 1 or 2 bronze metal light canopy shields casting the light downward. A good example of the lighting elements proposed can be found in the parking area of La Tierra Plaza. Initial studies show that a total of four 12' high light standards, as described, will be adequate to provide sufficient illumination within the parking areas.

Walkway lighting will consist of 18" - 20" high downward shielded low voltage lighting elements that will be hidden with landscape features. The design objective is to provide illumination to designated areas without seeing the source of the light.

Parking area and walkway lighting systems will be solar powered with backup systems capable of providing adequate night time illumination even in periods of cloudy weather.

Signage

there is an existing and backlit sign that sits to the west of the existing driveway entrance, that will be shared by the two businesses. The second sign placed on the east end of the northeast facing wall with raised letters that will be lit from the front and above. And one additional sign placed on the glass wall the north end of the northeast and facing wall.

THAI SPICES RESTAURANT

Building Equipment and Services

The service area will be accessed in the rear south up the building. There, the two most west parking stalls next to the building will be designated as an loading zone before 11 a.m. Just West of those stalls will be located the dumpster enclosure. Also in that area to the south and west of the building, be located a detached walk-in cooler/freezer. A swamp cooler and A/C unit will be located on the west portion of the flat roof area surrounded by a parapet wall.

Architect Character and Building Form

The plan:

The building area is relatively small at 2,188 square feet. The architectural form the building, in plan is rectangular with large stone columns spaced away from the exterior wall window give building visual depth. On the north east wall of the building, a large glass wall window that starts at 42 inches high and terminates in to the ceiling above to fully capture the northern red rock views from within the entire dining area. It's also allows natural indirect lighting throughout the day making or a more organic, natural interior dining experience. I supposed to most commercial buildings on West or 89A that have parking as their street frontage, this project will have beautifully landscaped and infighting positive urban and pedestrian appeal.

The Elevations:

The elevations feature two conjoining graciously radius roof lines separated at the top with a row of Southeast facing clerestory windows that will gather natural light and positive solar heat gain in the winter months. These radius roof lines

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were influenced by rolling red rock masses such as Sugarloaf Mountain and is a natural organic form that lends grace and elegance to the shelter.

Building Materials:

The exterior walls will be painted stucco and glass. Large vertical natural stone columns add a strong organic component. The roof will be pre-painted, standing seam metal

Landscaping

PLANT SELECTION

All plants proposed for this project are drought tolerant and are on the Recommended Plant List. The plants consist of non-natives and natives, both groups having equal minimum water requirements. Plant quantities proposed meet or exceed the minimum requirements for the categories of ON-LOT or BUILDING FOOTPRINT, ROADWAY FRONTAGE and PARKING.

Plants were selected for their ability to satisfy specific design needs or requirements throughout the site i.e., the need to screen parking areas & cars, the need for foundation planting, the need to frame or terminate views, soil / slopes protection, etc. The plants best suited to satisfy the specific requirements above, were the plants selected. For examples the need to screen / buffer the parked cars and visually breaks up the parking area along the east property line requires hardy, quick growing, dense evergreen shrubs with a mature size of 4' - 5', capable of dealing with full sun & reflective heat and poor soils. The four best plant choices available to perform under the conditions described were the plants selected to perform the job of screening. The best shrub or tree, available to perform the various specific tasks (functional requirements) were the plants selected for use and were selected without regard for being native or non - native. As mentioned earlier, the minimum water use requirements for natives and non - natives is the same and therefore there is no benefit in reducing water usage by using more or less natives than non - natives or vice versa.

The majority of plant choices proposed are evergreen for the benefit of year round foliage. A smaller percentage of plants are deciduous for use in secondary locations with the benefit of seasonal bloom, color and special effects, Native plants are the primary choice for use as accents, i.e., yuccas, beargrass, desert spoon, etc.

All plants will be provided with an automatic underground irrigation system designed and programmed to disperse the minimal water amounts required and capable of automatic shut off during periods of naturally wet soils resulting from rain or snow. The irrigation system, with the plant selections proposed, may be slowly phased down and ultimately not be used after a period of 4 - 5 years.

OUTDOOR SPACES

The only notable outdoor space proposed is the outdoor dining patio space on the north side of the building. This approximately 400 s.f. area will consist of an ornamental hardscape patio surface and quantities of plant materials sufficient to screen & buffer patio users from hwy. 89a and the entry drive. Specialized planting will provide seasonal color, special effects, fragrance and general beautification

LANDSCAPE DEVELOPMENT

DESIGN

The landscape design proposed for this project is broken down into two categories, FUNCTIONAL DESIGN and AESTHETIC DESIGN.

Functional Design refers to design solutions that resolve specific site needs and/or specific requirements of the city. This would include vegetative screening of parked cars and parking areas, accentuating the vehicular entry off Hwy 89a, foundation planting against the building to break up and soften building mass, break up/soften/cool the parking area, or terminate views, screen/buffer the patio area, etc.

Aesthetic Design refers to general beautification and visual enhancement throughout the site through the use of accent plants, seasonal color, variety in plant sizes and shapes, etc.

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The proposed conceptual Landscape Plan is a result of the two combined design classifications to provide a design that resolves functional issues/ requirements while providing an attractive and visually appealing project.

The proposed design, utilizing existing and proposed vegetation, will provide ample beautification to soften the proposed structural improvements while blending with and enhancing the adjoining properties. An absence of landscape of landscape materials along the north end of the east property line is intended to provide an open vehicular pass through from this property to the easterly adjoining property for use during special events (craft/ art markets) that sometimes occur. When no events are happening the temporary opening would be reverted back to its original use as two parking spaces. The utilization of this pass through would have to be preliminarily approved by the adjoining east property owner.

PRESERVATION of EXISTING VEGETATION and TOPOGRAPHIC FEATURES

1. EXISTING VEGETATION

The existing vegetation on the property consists of a mixture of ten native trees dispersed randomly over the site. Six of the trees are to be removed because of their location in the building footprint area, proposed parking area or in the drainage channels proposed to be culverted and covered. All of these trees are unsuitable for transplanting because of their size, health condition or being of an undesirable species for transplanting. A summary of the existing tree status is below. These trees, and their status are clearly shown on the conceptual Landscape Plan that accompanies this letter.

EXISTING TREE SUMMARY

<u>description / size</u>	<u>status</u>
Mimosa 16" dia.	to remain
Volunteer Elm 35" dia.	to be removed
Volunteer Elm 20" dia.	to be removed
Native Juniper 20" dia.	to be removed
Pinon Pine 20" dia.	to remain
Cottonwood 14" dia.	to be removed
Volunteer Elm 18" dia.	to be removed
Mulberry 14" dia.	to remain
Mulberry 12" dia.	to be removed
Native Juniper 28" dia.	to remain

TOTAL TO REMAIN 4

TOTAL TO BE REMOVED 6

1 native juniper
3 undesirable deciduous volunteers
1 cottonwood
1 mulberry

2. TOPOGRAPHIC FEATURES

A 28" high 75' long railroad tie wall/ raised planter exists adjacent to the south side of the A.D.O.T. right of way line (north property line) and includes eleven mature shrubs, beds of annuals & perennials and one mimosa tree all of which will remain.

A twenty foot wide by five foot deep by 140 feet long open drainage channel occurs along the west property line. This channel will be culverted (box culverting) and filled.